

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Smokey Hollow		
	Case Number SR-53-16		
	Transaction Number 499881		
OWNER	Name WK Smokey Hollow, LLC		
	Address 4321 Lassiter at North Hills Ave, Suite 250		City Raleigh
	State NC	Zip Code 27609	Phone 919-369-4096
CONTACT	Name David Parker		Firm Kane Realty Corporation
	Address 4321 Lassiter at North Hills Ave, Suite 250		City Raleigh
	State NC	Zip Code 27609	Phone 919-369-4096
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
This is a request to provide 4' x 16' street tree planters in place of the 4' x 6' street tree grates that are specified in the Raleigh Street Design Manual.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.
Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.


Owner/Owner's Representative Signature


Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE: 2/6/2018	DA - 1 - 2018
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

The proposed 4' x 16' street tree planters will provide a larger area to accommodate growth than the typical 4' x 6' street tree grates. The proposed street tree planters are consistent with the cross-sectional dimensions specified in the Street Type Overview section of the Raleigh Street Design Manual.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed street tree planters will have no effect on the Comprehensive Plan and adopted City plans.

- C. The requested design adjustment does not increase congestion or compromise safety;

There will be a 12' clearance behind the proposed street tree planters.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The proposed street tree planters eliminates cost and maintenance responsibilities of metal grates. No additional maintenance responsibilities will be required.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

A Professional Engineer has designed and certified the requested design adjustment (see plans).

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

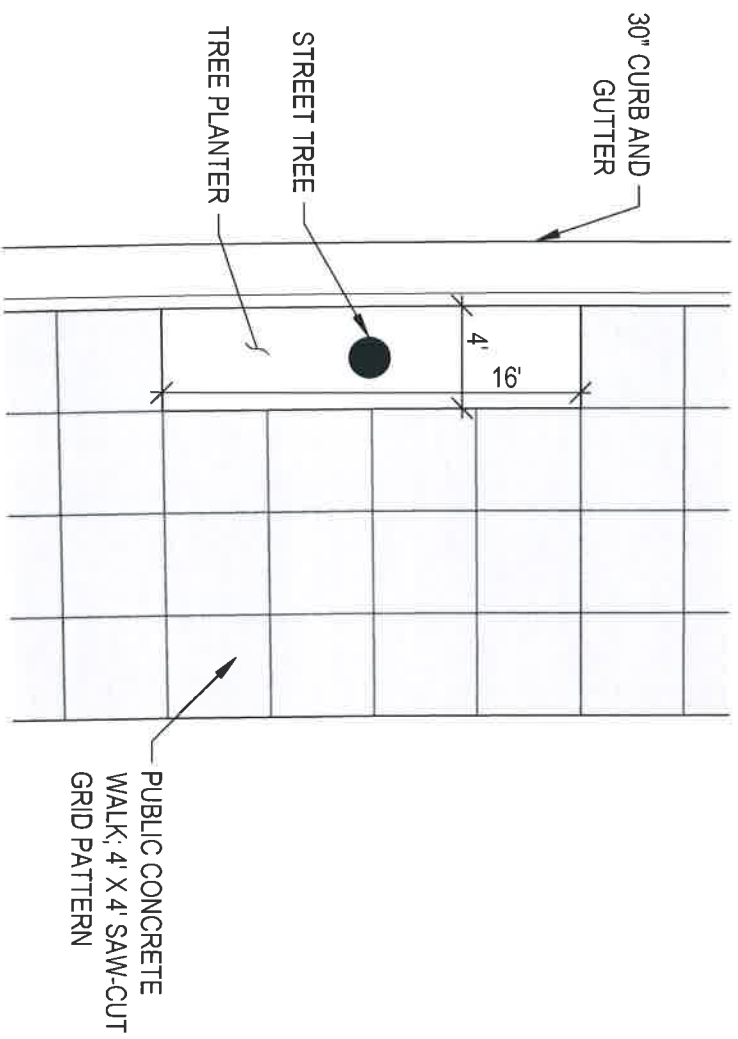
I, Nicole C. Allamon, a Notary Public do hereby certify that
Robert Caudle personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 26 day of February, 20 18.



Notary Public Nicole C. allamon

My Commission Expires: 4/25/2022



TYPICAL TREE PLANTER DETAIL



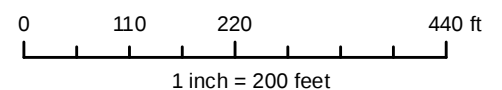


C2.0

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Deed Book	Deed Page	Site Address	City
1704418713	71379	GLENWOOD HOSPITALITY ASSOC LLC	PO BOX 30803	GREENVILLE NC 27833-0803		13834	1622	510 W JOHNSON ST	RALEIGH
1704418855	36885	JT HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506		14231	705	508 W JOHNSON ST	RALEIGH
1704419906	36884	CLAREMOUNT REAL ESTATE LLC	191 CHAMBERLAIN ST	RALEIGH NC 27607-7307		12922	1110	506 W JOHNSON ST	RALEIGH
1704429037	36580	BARTHALMUS PROPERTIES LLC	507 W PEACE ST STE 101	RALEIGH NC 27603-1101		15633	942	507 W PEACE ST	RALEIGH
1704510532	55552	509 WEST LLC	603 GLENWOOD AVE	RALEIGH NC 27603-1223		16884	1297	509 N WEST ST	RALEIGH
1704510865	121297	NORTHFOLK & SOUTHERN RAILROAD CO	110 FRANKLIN RD SE	ROANOKE VA 24042-0002		208	545	501 W PEACE ST	RALEIGH
1704511469	30791	520 PARTNERS LLC	1331 DUPLIN RD	RALEIGH NC 27607-3720		12738	348	520 N WEST ST	RALEIGH
1704511562	61344	520 PARTNERS LLC	1331 DUPLIN RD	RALEIGH NC 27607-3720		12738	348	0 N WEST ST	RALEIGH
1704512404	60194	PAPER CLIP PROPERTIES LLC	1900 CAMERON ST	RALEIGH NC 27605-1307		14590	2729	516 N WEST ST	RALEIGH
1704512525	447637	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	524 N WEST ST	RALEIGH
1704513430	77460	WK SMOKEY HOLLOW 2 LLC	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5780		16995	1031	441 N HARRINGTON ST	RALEIGH
1704514896	447636	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	512 N HARRINGTON ST	RALEIGH
1704515431	25861	436 PTNR LLC	3428 DOYLE RD	RALEIGH NC 27607-3302		14547	1604	436 N HARRINGTON ST	RALEIGH
1704515652	42646	CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006		16635	2093	312 W JOHNSON ST	RALEIGH
1704515724	43838	CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006		16647	2355	506 N HARRINGTON ST	RALEIGH
1704516902	58355	FULLER, MARGIE MARIE	PO BOX 804	WENDELL NC 27591-0804		10559	1762	407 W PEACE ST	RALEIGH
1704521235	4755	WEST STREET COMMERCIAL OWNERS LLC	JAMES BAKER	PO BOX 33279	RALEIGH NC 27636-3279	16129	2054	500 W PEACE ST	RALEIGH
1704521386	4754	WEST STREET COMMERCIAL OWNERS LLC	MR JAMES BAKER	PO BOX 33279	RALEIGH NC 27636-3279	16129	2050	707 N WEST ST	RALEIGH
1704523204	22819	RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882		16727	334	424 W PEACE ST	RALEIGH
1704523300	39523	RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882		16727	334	708 N WEST ST	RALEIGH
1704524340	1833	NC DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500		16505	2319	418 W PEACE ST	RALEIGH
1704525052	447635	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	413 W PEACE ST	RALEIGH
1704528222	102572	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590		12531	472	1027 N WEST ST	RALEIGH



Smokey Hollow Design Adjustment Map



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